081.0	0003	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,200 /	835,200
					USE VALUE:	835,200 /	835,200
					ASSESSED:	835,200 /	835,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		KINGS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE PHILIP Q / LIFE ESTATE	
Owner 2:	LEE TAMMY M	
Owner 3:		
Street 1:	6 KINGS COURT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LEE PHILIP Q -
Owner 2:	LEE TAMMY M -
Street 1:	6 KINGS COURT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1988, having primarily Vinyl Exterior and 2318 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6205.000	410,900		424,300	835,200
Total Card	0.142	410,900		424,300	835,200
Total Parcel	0.142	410,900		424,300	835,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.25 | /Parcel: 360.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 147068

GIS Ref

GIS Ref

Insp Date 08/17/18

!6571!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	410,900	0	6,205.	424,300	835,200		Year end	12/23/2021
2021	101	FV	398,700	0	6,205.	424,300	823,000		Year End Roll	12/10/2020
2020	101	FV	398,700	0	6,205.	424,300	823,000	823,000	Year End Roll	12/18/2019
2019	101	FV	295,400	0	6,205.	430,400	725,800	725,800	Year End Roll	1/3/2019
2018	101	FV	295,400	0	6,205.	321,300	616,700	616,700	Year End Roll	12/20/2017
2017	101	FV	295,400	0	6,205.	291,000	586,400	586,400	Year End Roll	1/3/2017
2016	101	FV	295,400	0	6,205.	278,800	574,200	574,200	Year End	1/4/2016
2015	101	FV	287,200	0	6,205.	236,400	523,600	523,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:08:01

LAST REV

Date	Time
12/08/20	09:22:46
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6571

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE PHILIP Q ,	76254-68	1	11/24/2020	Convenience	1	No	No		
LEE PHILIP Q &	53081-94		6/26/2009	Family	1	No	No		Jenny S.Y. Lee dod 11/13/2009
	19693-424		3/1/1989		245,000	No	No		Y

USER DEFINED

Prior Id # 1:	147068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	MEAS&NOTICE	BS	Barbara S
3/30/2009	Meas. Denied	345	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6205		Sq. Ft.	Site		0	70.	0.98	5									424,303						424,300	

Total AC/HA:	0.14245	Total SF/SM:	6205	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,303	Spl Credit		Total:	424,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.3	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.19012344
Const Adj.:	0.99989998
Adj $ / SQ:	166.601
Other Features:	79813
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463206
Depreciation:	52342
Depreciated Total:	410863

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

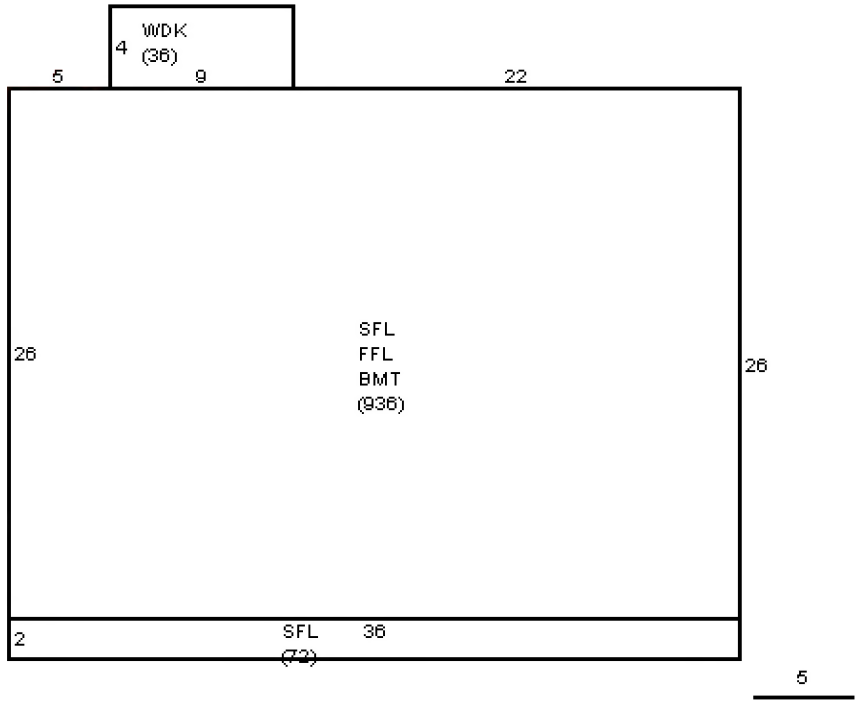
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.60
Special Features:	0	Val/Su Net:	140.91
Final Total:	410900	Val/Su SzAd	211.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,008	166.600	167,933
BMT	Basement	936	62.980	58,945
FFL	First Floor	936	166.600	155,938
WDK	Deck	36	16.000	576
	Net Sketched Area:	2,916	Total:	383,392
Size Ad	1944	Gross Area	2916	FinArea 2318

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: